August 28, 2019

Detroit City Council
2 Woodward Avenue
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

RE: Correction of Sales Resolution
Wholesale Distribution No. 3 Project
Development: Parcel 572 (part of 3500 Riopelle): generally bound by Hale, Orleans, Erskine and Riopelle

Honorable City Council:

On July 18, 2017, your Honorable Body adopted a resolution authorizing the sale by development agreement of Parcel 572 (the “Property”), which is part of 3500 Riopelle, to Ventra Group, LLC (the “Purchaser”) to convert the former DWSD Old Central Yard warehouse into a mixed-use development that includes certain food related facilities (the “Project”). The City anticipates that sale of the Property will close this Fall.

In anticipation of the closing, the Purchaser has requested that conveyance of the Property be to a single-purpose entity created specifically for the Project. The name of this entity is Riopelle Market Development LP.

We hereby request that your Honorable Body adopt the attached resolution that amends the above referenced sales resolution to reflect a name change in the Purchaser from Ventra Group, LLC to Riopelle Market Development LP.

Respectfully submitted,

Maurice Cox, Director
Planning & Development Department
RESOLUTION

BY COUNCIL MEMBER:

WHEREAS, on July 18, 2017, your Honorable Body adopted that certain resolution that approved the sale by development agreement of certain City of Detroit property (the “Resolution”) known as Parcel 572 as further described in the attached Exhibit A (the “Property”) to Ventra Group, LLC (“Purchaser”), a Michigan limited liability company; and

WHEREAS, the Purchaser has requested that the Property now be conveyed to a single-purpose entity created for the Project named Riopelle Market Development LP, a Delaware limited partnership registered to transact business in Michigan; and now therefore be it

RESOLVED, that the Resolution is hereby amended such that the Purchaser’s name be amended from Ventra Group, LLC to Riopelle Market Development LP; and be it further

RESOLVED, that the Director of the Planning and Development Department (“P&DD”), or his authorized designee, be and is hereby authorized to execute a Development Agreement, issue a quit claim deed to the Property and execute such other documents as may be necessary to convey the Property from the City to Riopelle Market Development LP for the purchase price of Seven Hundred Thousand and 00/100 Dollars ($700,000.00); and be it further

RESOLVED, that the Director of P&DD, or his authorized designee is authorized to execute any required instruments to make and incorporate technical amendments or changes to the development agreement and/or quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the development agreement and quit claim deed will be considered confirmed when executed by the Director of P&DD, or his authorized designee, and approved by the Corporation Counsel as to form.

WAIVER OF RECONSIDERATION IS REQUESTED

(See attached Exhibit A)
EXHIBIT A
LEGAL DESCRIPTION

Land in the City of Detroit, County of Wayne and State of Michigan, being the West 250 feet of the South 317 feet of the North 377 feet of Lot 6, vacated Pierce and vacated Public Alley adjacent and adjoining said Lot, "Subdivision of the Rear of the Antoine Dequindre Farm for the Administration of the Estate of Antoine Rivard" Rec'd L 15, P. 348-349 Deeds, City Records Also, Lots 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, vacated Scott Street and vacated Public Alley adjacent and adjoining said Lots, "Part of the Subdivision of Lot 5 of the Subdivision of the Rear of the Dequindre Farm North of North St," Dearborn, Michigan Rec'd L 53, P. 195 Deeds, W.C.R. Also, Lots 6, 7, 8, 9, 10 and the vacated public alley adjoining said Lots, "Tayned's Subn" of the North 60 ft. of Our Lot 6 of the Subn of Dequindre Farm", Detroit, Wayne Co., Mich. Rec'd L 12, P. 64 Plat. W.C.R. Also, Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, together with all that part of Vacated Scott Street, Pierce Street, and the Public Alleys adjoining said Lots, "F J B. Crane's Subdivision" of Out Lots No. 51, 54, 57, 58, Riopelle Farm, 1852, Rec'd L 53 P 348 Deeds, W.C.R.

DESCRIPTION CORRECT
ENGINEER OF SURVEYS

PER ASSESSORS

METCO Services, Inc.

Parcel 917
A/K/A 3300 Riopelle (part of)
Ward 07 Item 1975-87 (part of)